EASTBROOK PRIMARY SCHOOL

Gardner Road, Portslade BN 41 1PN



DESIGN & ACCESS STATEMENT

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for

WEST SUSSEX COUNTY COUNCIL

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INTRODUCTION

Three local schools - Fishersgate First School, Manor Hall First School and Manor Hall Middle School were amalgamated as one all-through primary school (4-11), on three sites, in September 2008.

The south site (formally Fishersgate First School) has an existing sessional nursery for 3-5 year olds which is amalgamated with the reception children (aged 4 and 5). The need for additional accommodation at the Eastbrook Primary south site is twofold: i) there is a requirement for additional pre-school childcare places in the Fishersgate area, linked with the recently completed Children and Family Centre and, ii) the current special needs accommodation at the school is in aged accommodation which is beyond economic repair.

It is proposed to provide the school with a new build classbase which will allow the reception children to be accommodated in a purpose-built room. This will, in turn, release spaces within the current nursery room to allow for an increase in the number of pre-school places available in the area.

The new build Special Educational Needs (SEN) room will replace a relocatable unit which is beyond economic repair, providing the school with a purpose-built facility to support pupils who have additional needs and other small group working.

The nursery accommodation will be remodelled (internally) to provide a space for up to 37 children aged 0-4 years.

There is an increase of 11 pre-school children. There will be no increase to the number of school aged children or staff.

Therefore it is proposed to extend the existing buildings on the Gardner Road site and to undertake internal refurbishment works to provide:

- One new build reception classbase with space for coats/lunchboxes and direct access to the outside learning space
- Two new build WCs for use by the reception class
- New build corridor from existing accommodation to provide a suitable link to the new classroom and also access to the hard play area
- New build office to support the nursery
- New build SEN room, centrally located
- Internal remodelling to create partitions to enclose the nursery space and two other existing classbases.

Of the above proposals, only the new classbase building (incorporating a new support office) is included in this planning application. The new SEN room ill be a small extension covered by Permitted Development by virtue of its small volume.
The internal remodelling to support functional changes is also outside the remit of planning, although it will be subject to Building Regulations.

SITE ANALYSIS AND EVALUATION

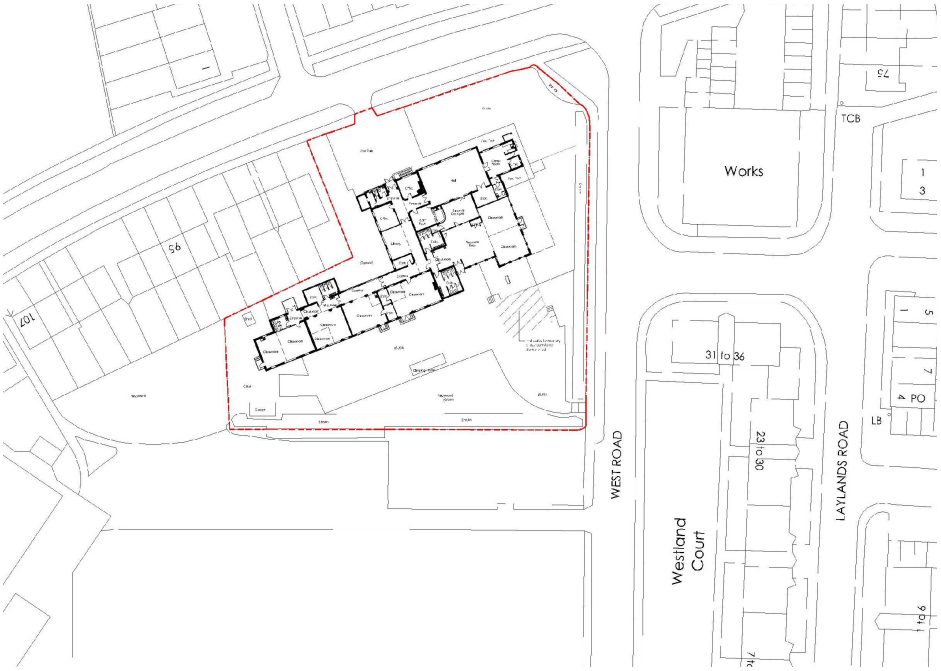
Eastbrook Primary School is located at the junction of Gardner Road and West Road in Portslade, Brighton.

The school is a single-storey building of predominantly brick construction, with either pitched tiled roofs or flat roofs. It appears to have been built in several phases. The appearance of the different phases has been harmonised by painting all of the brickwork a pale cream colour.



Existing buildings: from left to right: original building, 50s? extension, 70s(?) extension(black fascia) and Portakabin temporary classroom

The school sits in its own grounds, being surrounded by hard and soft play areas To the north and west, part of the site backs on to the gardens of houses facing Gardner Road. To the south the site faces playing fields. To the east of the site and facing it across West Road are four-storey flats.



Site Location (NTS)

A temporary building sits to the south of the main building, in the area where the proposed extension will be located. This will be demolished, as it has outlived its useful life.



Portakabin to be demolished. Note no disabled access.

ACCESS & TRANSPORT

The new building will not affect the School's current arrangements for vehicular or pedestrian access, or vehicle and cycle parking in any way. Most of its proposed footprint is currently occupied by a temporary building which will be demolished. A new footpath will be provided from the pavement the nursery.

Within the building, access to the new extension is all on one level, and carefully designed in accordance with Building Regulations Part M and Schools Building Bulletin 102: Designing for Disabled Children and Children with Special Educational Needs. This is an improvement upon the temporary classroom (which will be demolished) as that building has no level access.

Level access will be provided from the classbase to an outside safety paved area (which is covered by a translucent canopy) and to the hard play area to the west of the extension.

PROPOSALS

The new extension is designed to integrate with the existing school and to enhance its functionality.

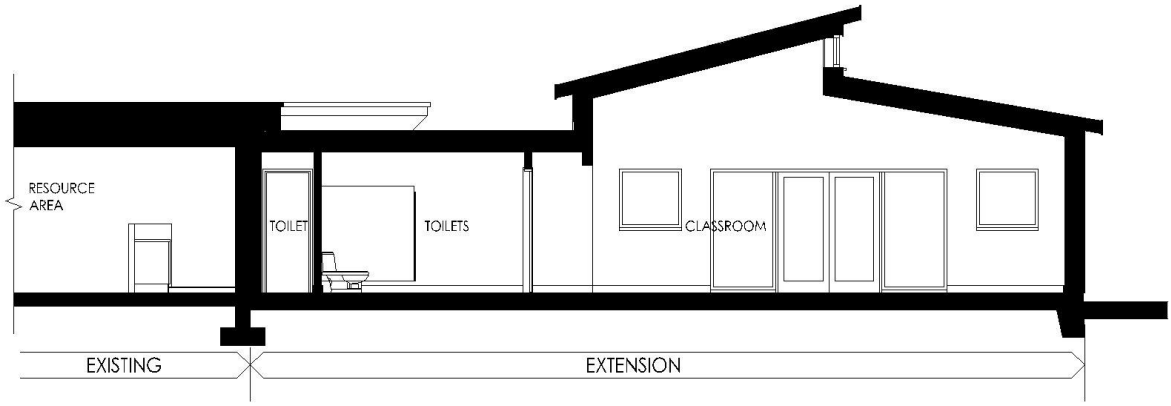
A new classbase for Reception forms the bulk of the scheme. This room is approximately 8m square and of varied height (up to about 4m) internally. It has a stepped pitched roof, with the step containing high level windows to allow light to penetrate deep into the plan.

Adjacent to the classbase is an entrance corridor wide enough to provide space for coats and lunchboxes. This has a double door out to the hard surface play area, and leads through to the rest of the school via a new internal corridor formed from the central resource area.

There are two toilets adjacent to the classbase for pupils, a wet play area and a store. There is an additional store within the envelope of the building and accessible from outside, for play/sports equipment. Within the volume of the extension, but accessible from the school's resource area is a new office for nursery support, with its own WC facility.

The existing building has parts from different eras up to the 1970s: there are pitched and flat roofed parts. The new building connects to the existing at the junction of two phases of the existing building. One side has a simple flat roof parapet and the other has an overhanging feature fascia. Where the extension connects to this, a low flat roof relates to both of these parts, and contains the ancillary accommodation.

We have given the classroom itself a more generous height and a more interesting profile by the use of the double pitched and stepped roof. The ceiling in the room follows the profile of the roof. This should create an airy and bright environment for the reception class.



Cross section through new class base showing high level glazing (NTS)

From the classroom a wide double door with adjacent glazing gives access to a covered play area. This is covered by an aluminium-framed glazed canopy and has timber decking.



The existing building is in brick with timber windows: the brickwork has all been painted a pale cream colour, presumably to harmonise the different types of brick used at different phases of construction.

We have taken the opportunity to introduce a new wall material into this limited palette: Trespa

laminate panel in a warm timber colour (English Cherry – see typical example).

The material has been chosen for its toughness and durability, its resistance to fading and discolouration, its low maintenance requirement and its pleasing appearance, which we believe will harmonise well with the existing building.

The pitched roof areas will have a sedum extensive green roof. This is a low-maintenance and decorative finish which encourages biodiversity, and helps with rainwater attenuation.

On the south-facing pitch of the roof there will be a solar panel assembly, which will contribute towards the production of hot water.

Window frames will be composite timber/aluminium, with a gloss white finish.

SUSTAINABILITY

Issues related to sustainability within this scheme are:

1) **Ecology**: The new building will have an extensive green roof (on the pitched areas). This provides encouragement to bio-diversity,

2) **Water**: All taps and WC cisterns will be of water saving type.

3) **Energy**: **passive** The building will have a low carbon footprint: firstly the envelope has very low U-values and high airtightness.

4) **Energy: renewable** A solar thermal panel assembly on the roof will contribute towards hot water supply, and an air source heat pump will provide the majority of the building's heating load. This is coupled with underfloor heating, which operates well at the water temperatures generated by the heat pump operating at maximum efficiency. A small back-up gas boiler is also specified for occasional supplementary heating load. Both of these renewable technologies are made more efficient by the

4) **Materials:** A timber frame forms the building's structure. This is light in weight, uses renewable materials and is carbon neutral. The timber frame has high-performance insulation between the vertical studs, and then the envelope is clad with a further layer of high-performance insulation beneath the Trespa rainscreen cladding system. As many as possible of the remaining materials in the new building will be selected for their Green Guide ratings.